

CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to consider the Planning Commission's recommendation that the City Council adopt the request of Del Smith/Bridgehaven Partners for a General Plan Land Use Amendment, GPA-LU-99-03 to change a portion of 1245 Woodhaven Lane (APN 015-230-32) from MDR, Medium Density Residential, to NCC, Neighborhood Community Commercial, and for a Rezone, Z-99-02 from Planned Development (PD) to Neighborhood Commercial, C-1.

MEETING DATE: August 4, 1999

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council conduct a Public Hearing to approve the recommendation of the Planning Commission to adopt a General Plan Amendment and Rezoning for an addition to Wine and Roses Country Inn, as stated above.

BACKGROUND INFORMATION: Wine and Roses Country Inn is proposing to expand their operations on the properties located at 2505 West Turner Road (two parcels, APN 015-230-34 and 35). Among the improvements planned are 40 new hotel rooms, or the equivalent of 16,000 square feet, the construction of new offices and retail uses, a new banquet room/restaurant with seating for 250 persons, and a new café and wine tasting room with wine sales. Some of the other relatively minor improvements include remodeling the historic Towne home (the Inn), constructing a new swimming pool, spa, and therapy facility. Part and parcel to this expansion is the need for additional parking (approximately 230 spaces) generated by the additional facilities. In order to provide the land area necessary to meet this need, the applicant has applied to the Planning Department for a lot line adjustment to move their north lot 200 feet farther north, increasing the size of the Inn property by approximately 1.5 acres, for a total property size of roughly 6.5 acres.

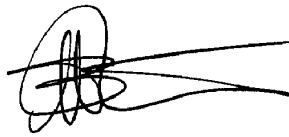
Since the new proposed parking lot is tied to, and cannot be separated from the project as a whole, the general plan and zoning changes are necessary so that the new piece can be developed for commercial purposes in conjunction with the existing Wine and Roses property. A General Plan Amendment and Rezoning is necessary to change the existing General Plan designation and the Zoning for property being added to Wine and Roses Inn. The requested action is approval of the following recommended changes; 1) a General Plan Amendment from RMD (Residential Medium Density) to NCC (Neighborhood Community Commercial), and 2) a rezoning from Planned Development (PD) to Neighborhood Commercial (C-1).

APPROVED: _____

H. Dixon Flynn -- City Manager

At a public hearing held on June 23, 1999, the Lodi Planning Commission recommended to the City Council approval of the General Plan Amendment and Zone change for the expansion of Wine and Roses Country Inn. The proposed expansion of on-site alcohol sales, i.e. the café and wine tasting room, also received Use Permit approval as a part of the Planning Commission's action. Staff is recommending that the City Council approve the Planning Commission's recommendation as stated above. Staff would point out that prior to any development, Site Plan and Architectural Review Committee (SPARC) approval will be required for the design of the new buildings and other features included in the expansion plans.

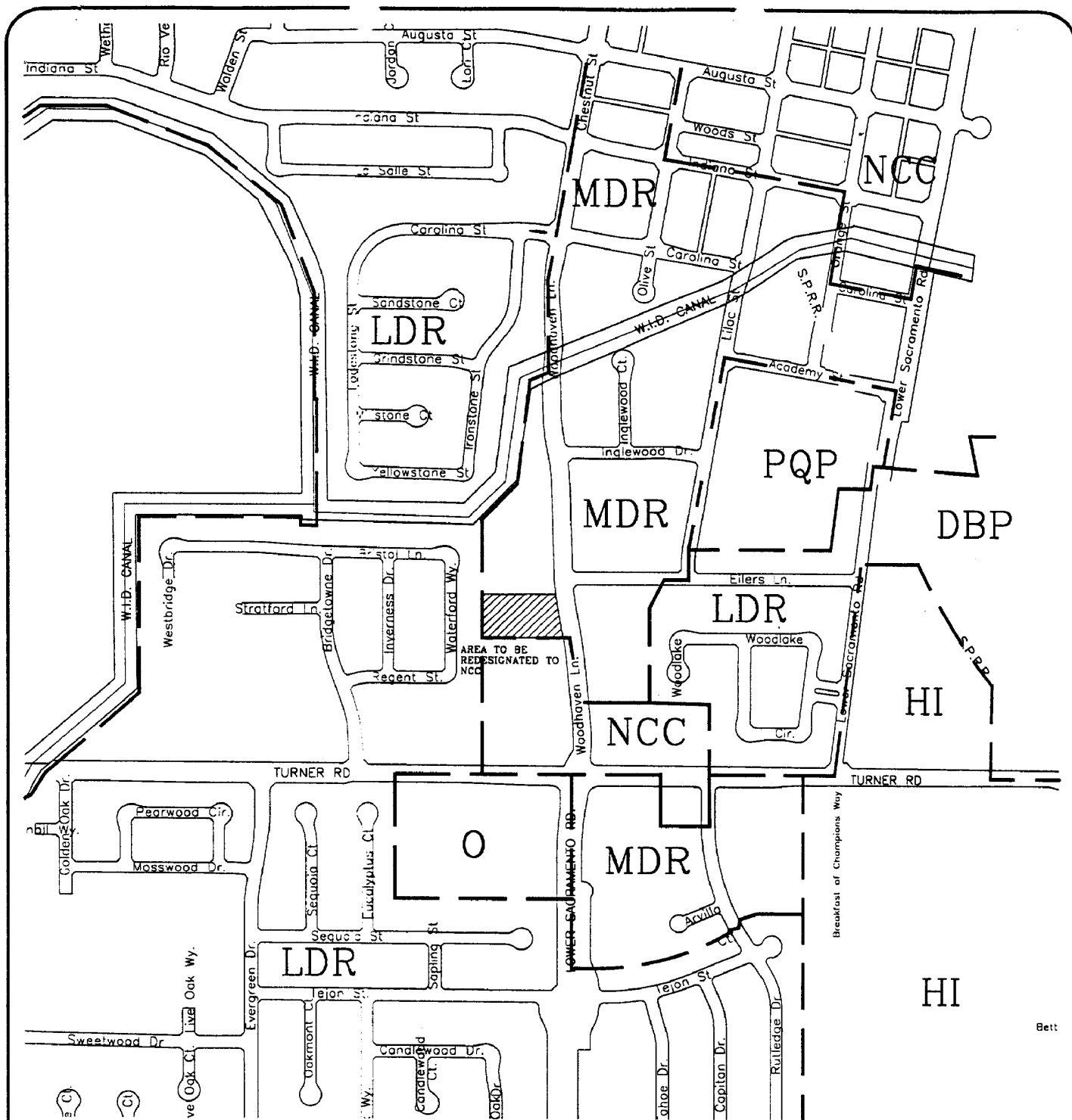
FUNDING: None requested or required.

A handwritten signature in black ink, appearing to read 'Konradt Bartlam', with a long horizontal line extending to the right.

Konradt Bartlam
Community Development Director

Prepared by: Eric Veerkamp, Associate Planner

KB/ev



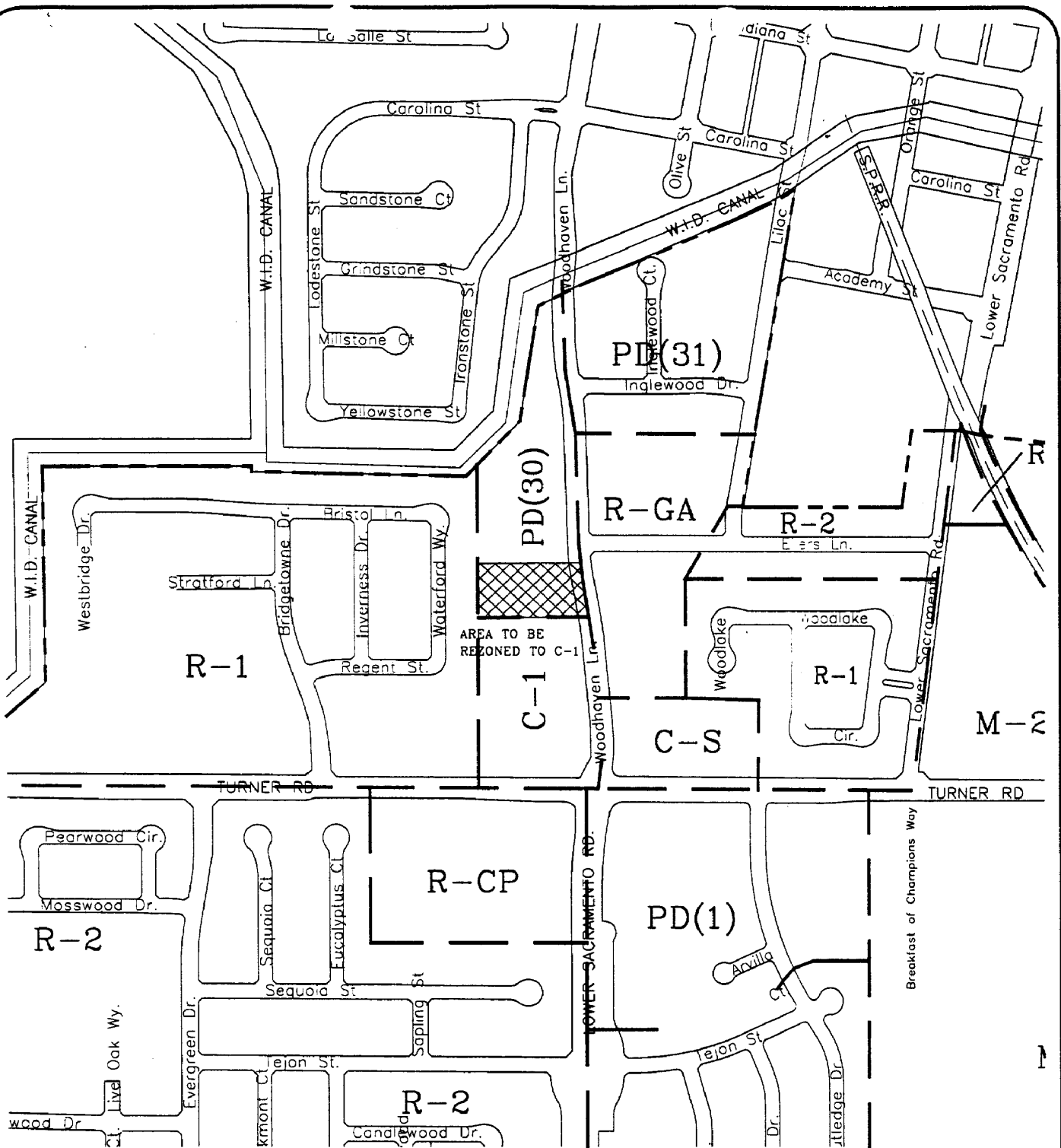
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PROPOSED GENERAL PLAN LAND USE DIAGRAM

LEGEND

- RESIDENTIAL:**
- LDR - LOW DENSITY RESIDENTIAL
 - MDR - MEDIUM DENSITY RESIDENTIAL
 - HDR - HIGH DENSITY RESIDENTIAL
 - PR - PLANNED RESIDENTIAL
- COMMERCIAL:**
- NCC - NEIGHBORHOOD/COMMUNITY COMMERCIAL
 - GC - GENERAL COMMERCIAL
 - DC - DOWNTOWN COMMERCIAL
 - O - OFFICE
- OTHER:**
- PQP - PUBLIC/QUASI PUBLIC
 - DBP - DETENTION BASINS AND PARKS
 - A - AGRICULTURE





LEGEND

RESIDENTIAL ZONES:

- R-1 - SINGLE FAMILY
- R-2 - SINGLE FAMILY
- R-3 - LOW DENSITY
- R-4 - GARDEN APARTMENT
- R-5 - MEDIUM DENSITY (APARTMENT)
- R-6 - HIGH DENSITY (APARTMENT)
- R-7 - PLANNED DEVELOPMENT
- R-8 - SINGLE-FAMILY (EASTSIDE)

COMMERCIAL ZONES:

- C-1 - PROFESSIONAL OFFICES
- C-2 - PROFESSIONAL OFFICES (EASTSIDE)
- C-3 - NEIGHBORHOOD
- C-4 - GENERAL
- C-5 - SHOPPING CENTER

OTHER ZONES:

- U-1 - UNCLASSIFIED HOLDING (AGRICULTURAL)
- F-1 - FLOOD PLAIN
- P-1 - PUBLIC

PROPOSED ZONING MAP

RESOLUTION NO. 99-112

A RESOLUTION OF THE LODI CITY COUNCIL AMENDING
THE LAND USE ELEMENT OF THE LODI GENERAL PLAN BY
REDESIGNATING A PORTION OF 1245 WOODHAVEN LANE
FROM MDR, MEDIUM DENSITY RESIDENTIAL, TO NCC,
NEIGHBORHOOD COMMUNITY COMMERCIAL

=====

BE IT RESOLVED, by the City Council of the City of Lodi, that the Land Use Element of the Lodi General Plan is hereby amended by redesignating a portion of 1245 Woodhaven Lane From MDR, Medium Density Residential, to NCC, Neighborhood Community Commercial, as shown on Exhibit "A" attached, which is on file in the office of the Lodi City Clerk.

BE IT FURTHER RESOLVED that a Negative Declaration has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines provided thereunder. Further, the Planning Commission has reviewed and considered the information contained in said Negative Declaration with respect to the project identified in their Resolution No. 99-26.

Dated: August 4, 1999

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I hereby certify that Resolution No. 99-112 was passed and adopted by the Lodi City Council in a regular meeting held August 4, 1999 by the following vote:

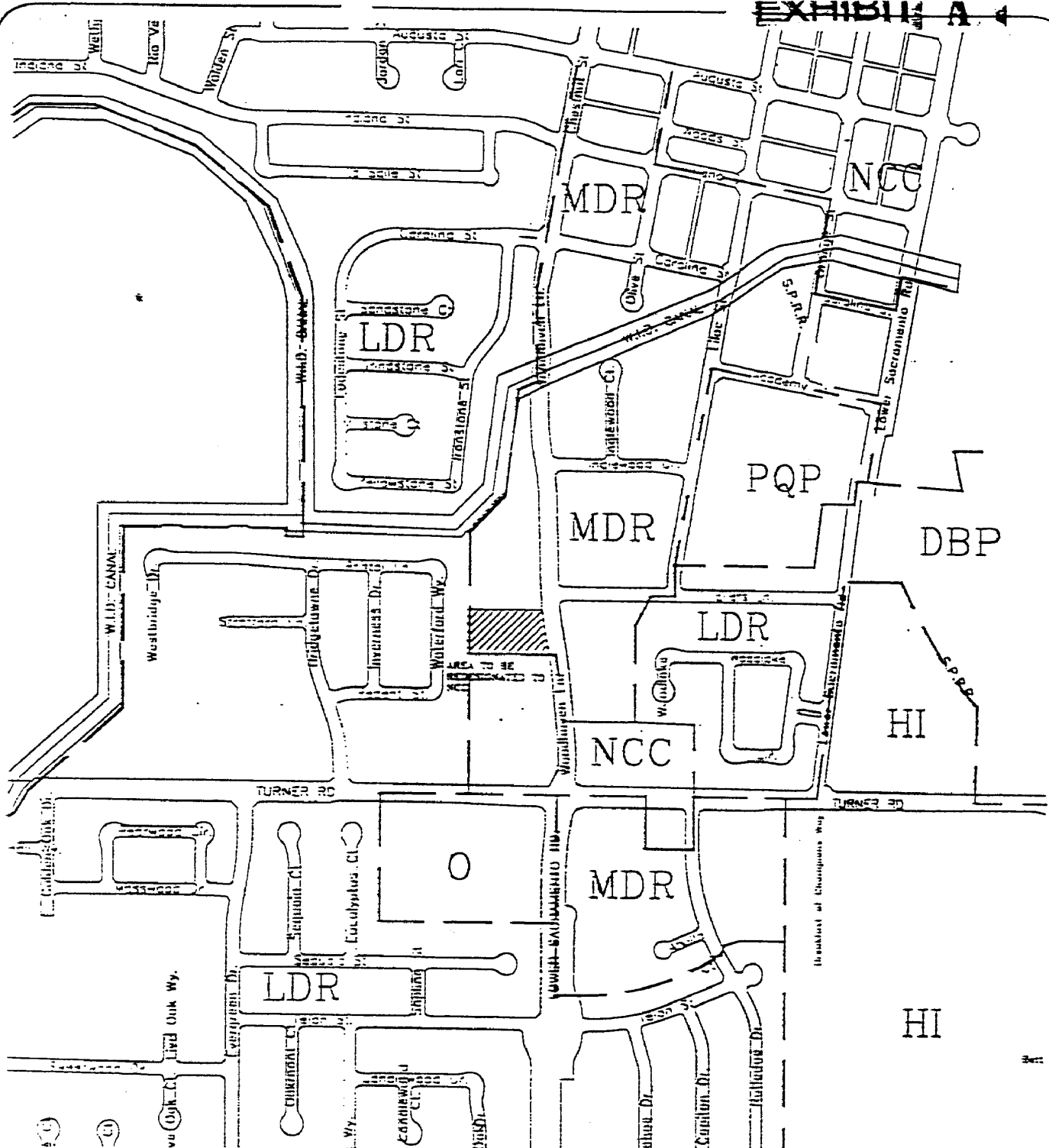
AYES: COUNCIL MEMBERS – Hitchcock, Mann, Nakanishi and Pennino

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – Land (Mayor)


ALICE M. REIMCHE
City Clerk



LEGEND

- RESIDENTIAL:
 - MDR - Medium Density Residential
 - LDR - Low Density Residential
 - NCC - Neighborhood Commercial
 - PQP - Professional/Quasi-Professional
 - DBP - District Business Professional
- COMMERCIAL:
 - HI - Heavy Industrial
- OTHER:
 - Canal
 - Waterway
 - Other

PROPOSED GENERAL PLAN
LAND USE DIAGRAM

ORDINANCE NO. 1676

AN ORDINANCE OF THE LODI CITY COUNCIL AMENDING THE
OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY
REZONING A PORTION OF 1245 WOODHAVEN LANE (APN 015-230-
32) FROM PLANNED DEVELOPMENT (PD) TO NEIGHBORHOOD
COMMERCIAL, C-1

=====

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

Section 1. The Official District Map of the City of Lodi adopted by Title 17 of the Lodi Municipal Code is hereby amended as follows:

A 1.5-acre portion of 1245 Woodhaven Lane (APN 015-230-32) is hereby rezoned from Planned Development (PD) to Neighborhood Commercial, C-1, as shown on Exhibit "A" attached, which is on file in the office of the City Clerk.

Section 2. A Negative Declaration has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines provided thereunder. Further, the Planning Commission has reviewed and considered the information contained in said Negative Declaration with respect to the project identified in their Resolution No. 99-27.

Section 3 - No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner which imposes upon the City, or any officer or employee thereof, a mandatory duty of care towards persons or property within the City or outside of the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 4 - Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this ordinance are severable. The City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

Section 5. The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

Section 6. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 7. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this ____ day of _____, 1999

KEITH LAND
Mayor

Attest:

ALICE M. REIMCHE
City Clerk

State of California
County of San Joaquin, ss.

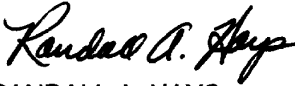
I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1676 was introduced at a regular meeting of the City Council of the City of Lodi held August 4, 1999 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1999 by the following vote:

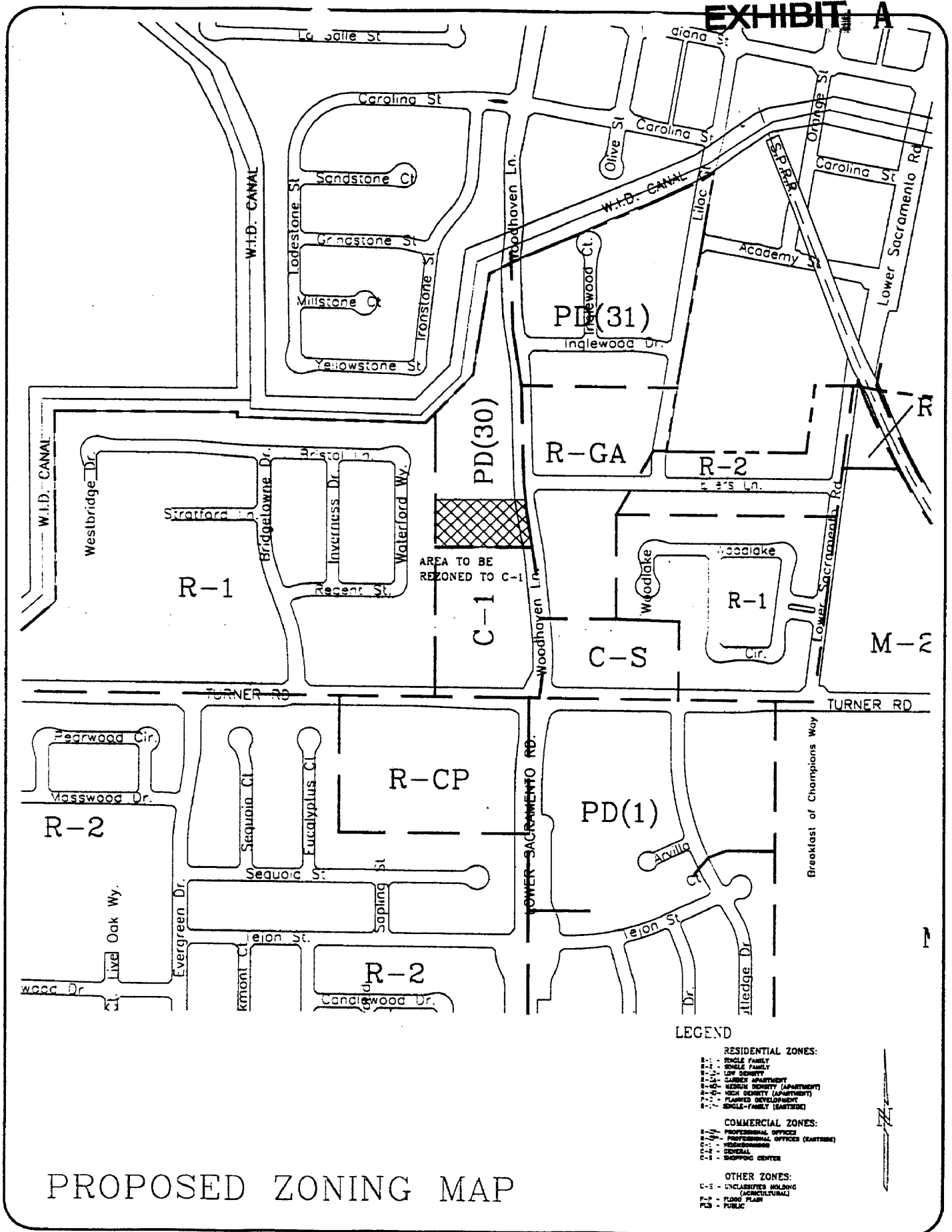
Ayes:	Council Members -
Noes:	Council Members -
Absent:	Council Members -
Abstain:	Council Members -

I further certify that Ordinance No. 1676 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

ALICE M. REIMCHE
City Clerk

Approved as to Form:


RANDALL A. HAYS
City Attorney





CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: August 4, 1999

Time: 7:00 p.m.

For information regarding this notice please contact:

Alice M. Reimche

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, August 4, 1999** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Planning Commission's recommendation that the City Council adopt the request of Del Smith/Bridgehaven Partners for a General Plan Land Use Amendment, GPA-LU-99-03 to change a portion of 1245 Woodhaven Lane from ODR, Medium Density Residential, to NCC, Neighborhood Community Commercial, and for a Rezone, Z-99-02 from Planned Development (PD) to Neighborhood Commercial, C-1.

Information regarding this item may be obtained in the office of the Community Development Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

Alice M. Reimche
City Clerk

Dated: July 21, 1999

Approved as to form:

Randall A. Hays
City Attorney



DECLARATION OF MAILING

Set Public Hearing for 8/4/99 - Consider Planning Commission's Recommendation that Council adopt the request of Del Smith/Bridgehaven partners for GPA

On July 22, 1999 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

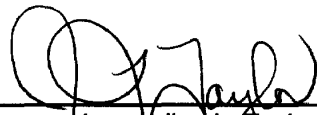
There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 22, 1999, at Lodi, California.

ORDERED BY:

**ALICE M. REIMCHE
CITY CLERK**



Jacqueline L. Taylor
Deputy City Clerk

Jennifer M. Perrin
Deputy City Clerk

- 1) 01523034;WINE & ROSES COUNTRY INN PTP ;2505 W TURNER RD ;LODI ;CA;95242
- 2) 01547018;WOODLAKE PLACE II PTP ;2401 EILERS LN ;LODI ;CA;95242
- 3) 01553003;ZARIFIS, JEFFREY J & BRENDA L ;1108 WATERFORD WAY ;LODI ;CA;95242
- 4) 01553002;MUNSON, RUSSELL & KATHRYN ;1530 EDGEWOOD DR ;LODI ;CA;95242
- 5) 01553007;WILLIAMS, DAVID ETAL ;816 W LODI AVE ;LODI ;CA;95240
- 6) 01553004;BALL, DOUGLAS W ;230 DUNSMUIR DR ;LODI ;CA;95240
- 7) 01553036;HELMLE, STAN & CAROLYN L ;1122 INVERNESS DR ;LODI ;CA;95242
- 8) 01553027;SCHNABEL, MARK W & PAMELA A ;721 HOLLY DR ;LODI ;CA;95240
- 9) 01553031;BAKER, A FRED & G CAMY ;317 W LODI AVE ;LODI ;CA;95240
- 10) 01553033;FERRERO, KEN M ;PO BOX 216 ;WOODBIDGE ;CA;95258
- 11) 01553034;MAGNASCO, EMANUEL R & ROSALIE ;1110 INVERNESS DR ;LODI ;CA;95242
- 12) 01523032;BRIDGEHAVEN PTP;211 S AVENA AVE;LODI;CA;95240
- 13) 01530006;LEONG, SANG G TR ETAL ;2620 BRIDLE PATH LN ;MODESTO ;CA;95356
- 14) 01547007;MORGAN, JAMES E;PO BOX 31211;STOCKTON;CA;95215
- 15) 01553005;CHRISTOPULOS, MARK R & HOLLY R;1120 WATERFORD WAY ;LODI ;CA;95242
- 16) 01553008;RHODES, CHARLES F & LYNN M ;1138 WATERFORD WAY ;LODI ;CA;95242
- 17) 01553009;BLAIR, DENNIS G SR & DONNA M ;1144 WATERFORD WAY ;LODI ;CA;95242
- 18) 01553035;MAURER, GARY F & DIANNE A ;1116 INVERNESS DR ;LODI ;CA;95242
- 19) 01530009;CAREY DEV CO CORP ;2401 EILERS LN ;LODI ;CA;95242
- 20) 01550010;WILHOIT, DOUGLASS W SR & O B T;2400 EILERS LN #1806 ;LODI ;CA;95242
- 21) 01553006;GELIOS, DAVID P & DONDREIA L ;1126 WATERFORD WAY ;LODI ;CA;95242
- 22) 01553028;HAYES, VON F ;970 MONTE CRISTO BLVD ;TIERRA VERDE ;FL;33715
- 23) 01553037;KESZLER, CHRIS R & LA VETA ;816 W LODI AVE ;LODI ;CA;95240

	FirstName	LastName	Address1	City	State	PostalCode
1.	JOHN	SUTTER	18626 OLIVE STREET #A	WO ODB RIDGE	CA	95258
2.	FINANCIAL ENTERPRISES	ATT: JIM STURMAN	P.O. BOX 306	ACA MPO	CA	95220
3.	DONNA	BRUEN	1954 LAREDO CIRCLE	STO CKT ON	CA	95209
4.	DEREK & CLAUDIA	HALECKY	18596 IRONSTONE ST.	WO ODB RIDGE	CA	95258
5.	JAYE PAULA	DAVIS	18576 IRONSTONE ST	WO ODB RIDGE	CA	95258
6.	SUSAN	BENNETT	18554 IRONSTONE STREET	WO ODB RIDGE	CA	95258
7.	DOUGLAS & DONNA	COLUCCI	18532 IRONSTONE STREET	WO ODB RIDGE	CA	95258
8.	RICHARD & SIDNEY	CURTIN	18510 IRONSTONE STREET	WO ODB RIDGE	CA	95258
9.	ROGER & PATRICIA	AVERY	18498 IRONSTONE STREET	WO ODB RIDGE	CA	95258
10.	DOUGLAS & MARY	VAN METER	18541 IRONSTONE STREET	WO ODB RIDGE	CA	95258
11.	ROBERT & GLENDA	DIGGLE	444 HAWTHORNE	LOS ALT OS	CA	94024
12.	DAVID & HOLLY	BEVILAG UA	18475 IRONSTONE STREET	WO ODB RIDGE	CA	95258
13.						
14.	JAMES & CAROL	NORTON	18453 IRONSTONE STREET	WO ODB RIDGE	CA	95258
15.	JAMES & SUE	MATTING LY	18431 N. IRONSTONE ST	WO ODB RIDGE	CA	95258

	FirstName	LastName	Address1	City	State	PostalCode
16.	ROBERT	FREEMAN	18409 IRONSTO NE ST	WO ODB RID GE	CA	95258
17.	JOHN & BRENDA	BUBICA	18387 IRONSTO NE DR	WO ODB RID GE	CA	95258
18.	CLINTON	YAMANA KA	611 YELLOW STONE ST	WO ODB RID GE	CA	95258
19.	CHRISTIA N & NICOLE	ARLT	581 YELLOW STONE ST	WO ODB RID GE	CA	95258
20.	STEVEN & DELLA	GING	18476 IRONSTO NE ST	WO ODB RID GE	CA	95258
21.	JAMES & LAINE	ALDRICH	18454 IRONSTO NE ST	WO ODB RID GE	CA	95258
22.	WALLACE & SUSAN	KOBAYAS HI	18410 IRONSTO NE ST	WO ODB RID GE	CA	95258
23.	CHARLES	LANTZNE STER	18398 IRONSTO NE ST	WO OOD BRI DGE	CA	95258
24.	JOHN & DONITA	COPRIVIZ A	18376 IRONSTO NE ST	WO ODB RID GE	CA	95258
25.	CHARLES	HARMON	622 YELLOW STONE ST	WO ODB RID GE	CA	95258
26.	EDWARD & KIM	ANAMIZU	598 YELLOW STONE ST	WO ODB RID GE	CA	95258
27.	PETER & CYNTHIA	WOODWA RD	574 YELLOW STONE ST	WO ODB RID GE	CA	95258

Wine and Roses Country Inn

A Hotel and Restaurant

2505 West Turner Road, Lodi CA 95242

Phone 334-6988 Fax 334-6570

www.winerose.com e-mail: info@winerose.com

F-1

August 3, 1999

Dear City Council Members,

For some time the Wine and Roses Country Inn has been limited by its current facilities and rooms to provide adequate service to the surrounding community. The timing is now perfect to pursue a long planned expansion of the Inn.

Our plans include the addition of 40 guest rooms, a banquet dining room, "Discover Lodi! Wine and Visitors Center", Wine Commissions offices, Cafe, Flower Shop, restoration of the old pool, spa and therapy facility, additional parking in the rear, and landscape improvements. We have carefully developed our plan to ensure that the historic character of our property is enhanced and preserved.

The aprox. 1.6 acre request for zoning change will enable Wine and Roses Country Inn additional parking at the north end, enabling us to preserve our old established growth on the property. We have had community meetings at the Inn, giving detail of what our neighbors can expect through construction and when the expansion is complete. All of the neighbors we have spoken to are in favor of this expansion. Please see attached letters of support. *PARTIAL LIST*

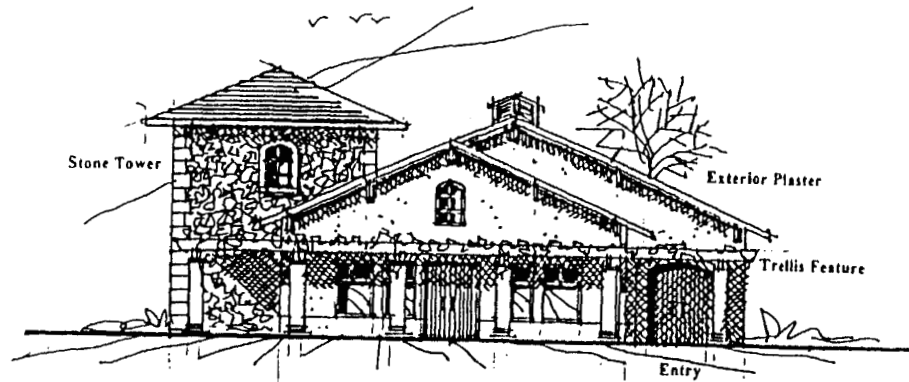
We are very thankful for the support of Lodi city government has given Wine and Roses Country Inn. We are hopeful you approve our request for a change of zoning to allow this parking lot addition.

Sincerely,



Del and Sherri Smith

Russ and Kathryn Munson

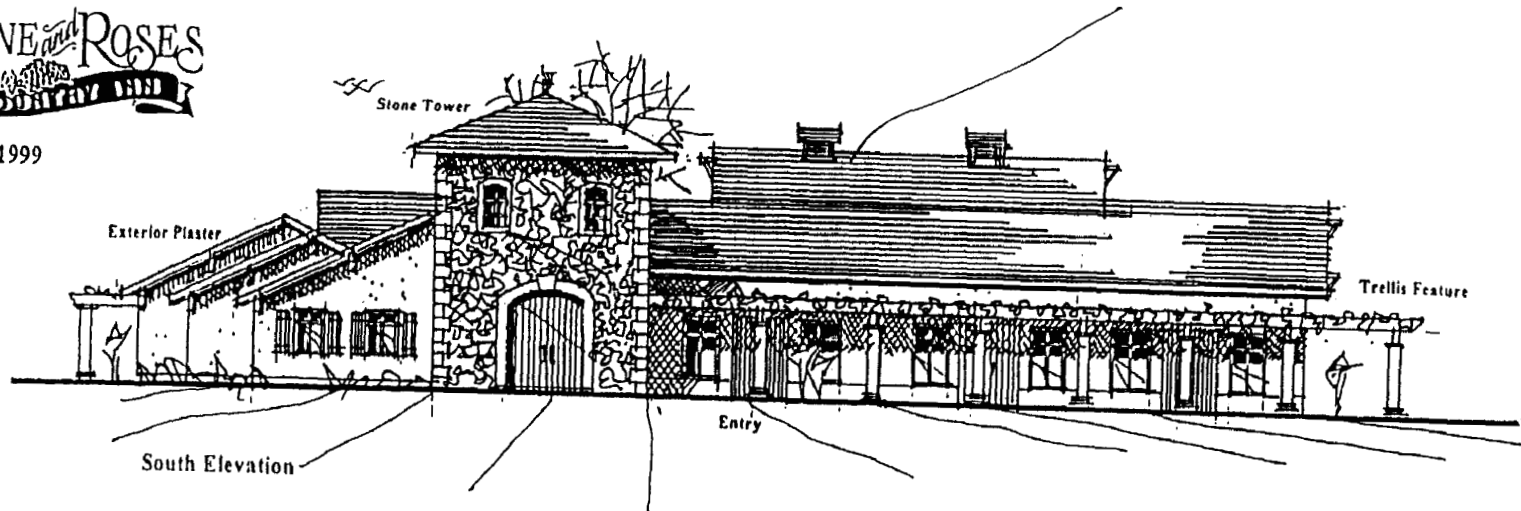


East Elevation

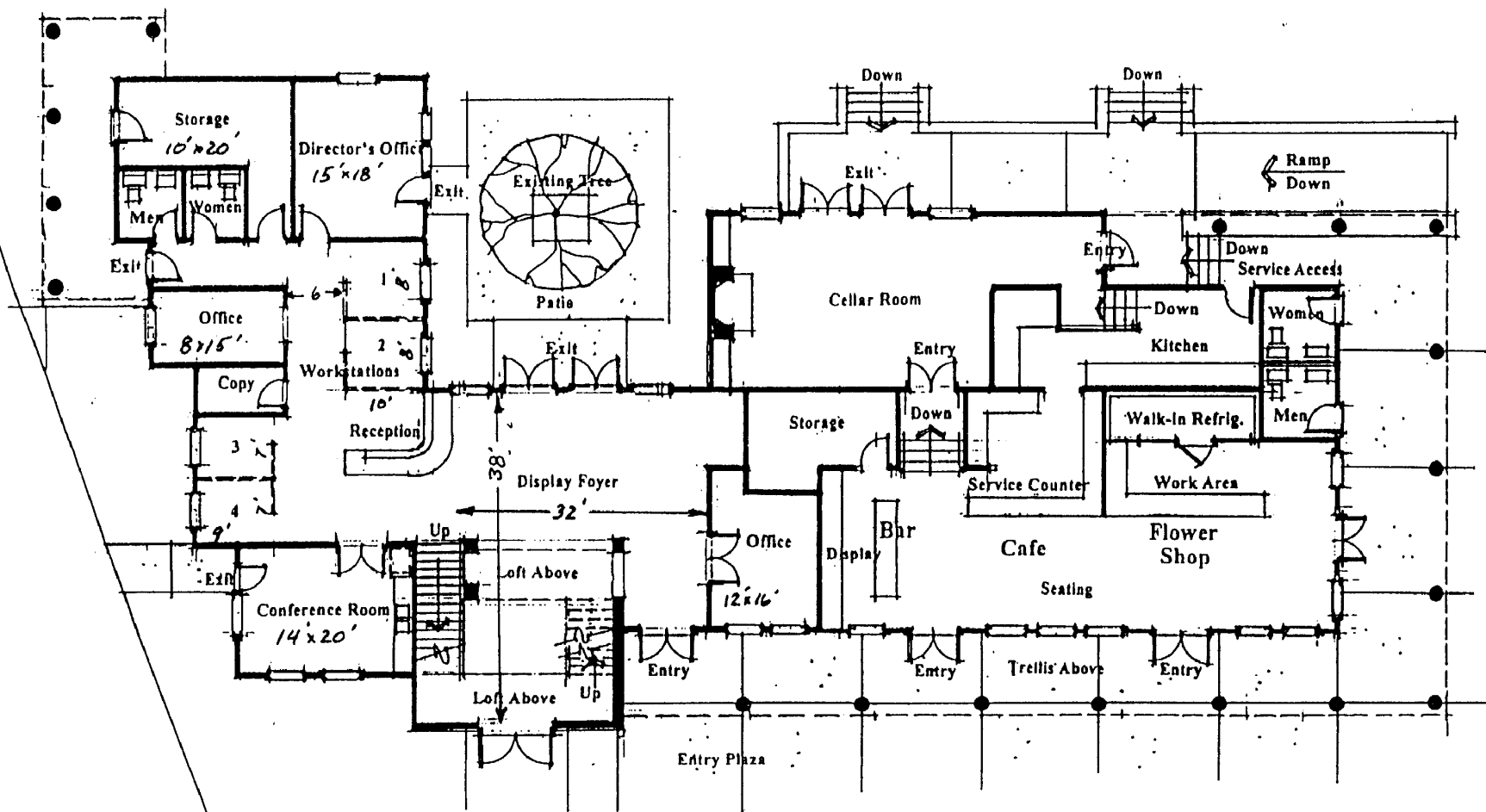
Proposed Building Elevations

WINE and ROSES
COUNTRY INN

May 1999

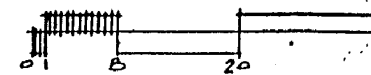


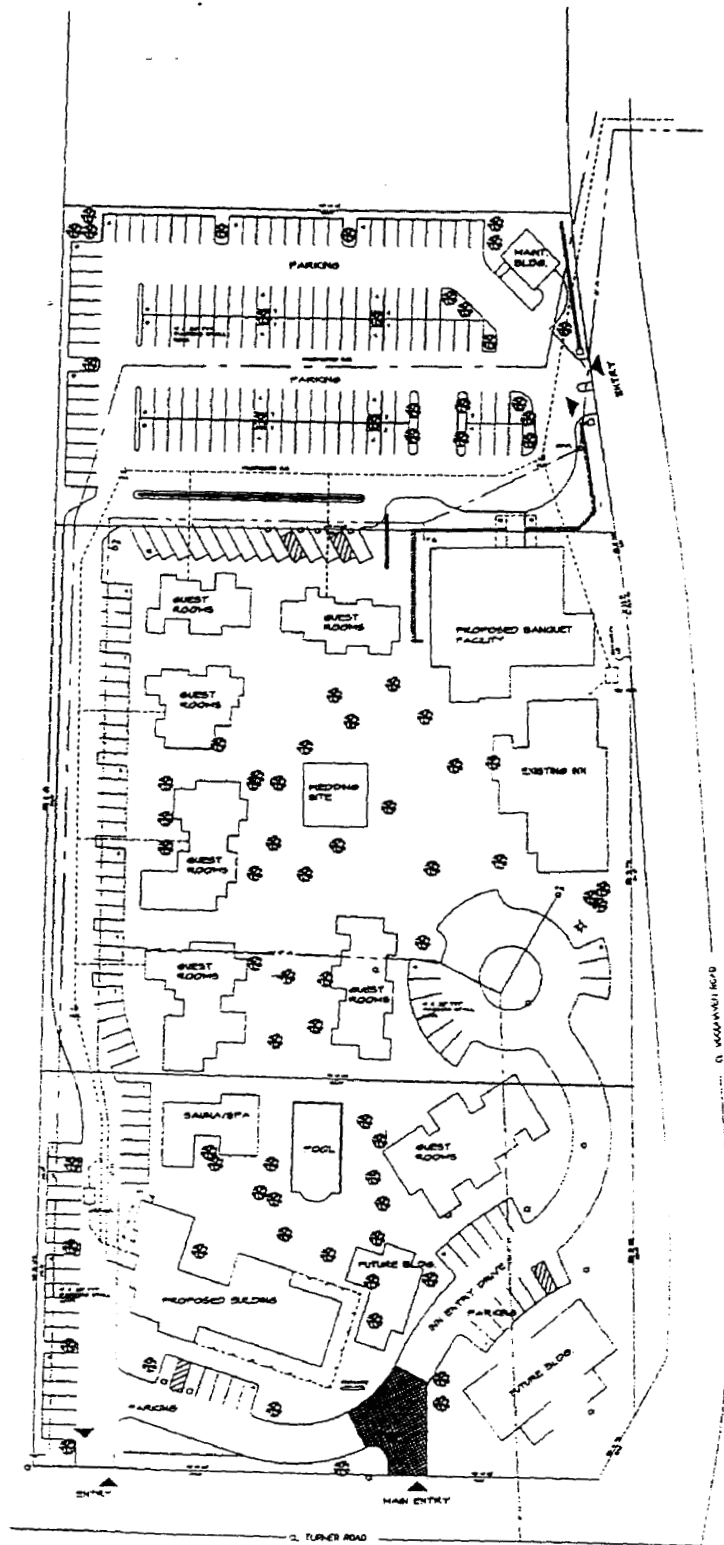
South Elevation



Floor Plan June 2, 1999
Winery Tower

Lesovsky-Done Architects
 ARCHITECTS AND INTERIORS
 1 South Street of Suite, Danvers, California 95939 Tel 916 392 1000





SITE PLAN

WINE & ROSES COUNTRY INN



**Lesovsky-Donaldson
Architects**
MEMBER AMERICAN INSTITUTE OF ARCHITECTS
2540 Pacific Avenue Stockton, California 95204 209 943-0406

Wine and Roses Country Inn

The Expansion of a Lodi Landmark

History of Wine and Roses Country Inn

Wine and Roses Country Inn originated in April, 1984, with the purchase of the Towne Family estate in Lodi, California. Kris Cromwell, a real estate agent, and her son Del Smith, a building contractor, had a vision to restore the historic Towne family estate into a hotel and restaurant. The original purchase included an 8,000 square foot home which was built in 1902 on two acres. It took four long years to renovate and prepare the site for such a commercial endeavor. It was during this time we sold 28% of our ownership to local friends thus generating needed capital for our renovation. The restaurant and hotel opened for business in 1988. During this same year, the remaining three acres of the original Towne Family homestead became available. This included the home of Burton Towne III, an old pool, the old packing shed, barns and outbuildings. The acquisitive of this additional property was imperative to protect the character of this historic site and give us the ability to expand in later years.

Upon opening the restaurant, Kris and Del hired Sherri Betz, an honored and regionally renowned chef. Sherri took charge of the restaurant and event planning operations thus bringing Wine and Roses Country Inn into a standard of its own for this area. This standard has given us a "reputation of confidence" with many local businesses and Lodians. Soon after opening Del and Sherri married and now have two children, Krista (8 years old) and Tanner (6 years old).

New Owners and a New Partnership

After years of hard work developing Wine and Roses Country Inn, Kris Cromwell decided to move on and fulfill another dream of living in the ocean village of Carmel. This has opened the door for two longtime Lodi residents Russ and Kathryn Munson to buy out Kris's interest. Russ and Kathy became involved in Wine and Roses in 1988 as limited partners and have watched Wine and Roses mature through the years. The expansion of Wine and Roses will be a very large undertaking that must be done with great thoroughness and planning. Russ brings experience in business management, construction development and a commitment to quality.

Expansion Team

With a new partnership in place, Wine and Roses is ready to execute an expansion that has been fifteen years in the making. We have carefully designed our project to protect and enhance the historic character of our property. Del Smith with his twenty years of construction and design experience and Russ Munson with his experience in development

and financing will act as General Contractors and project managers. Del says, "this project is unlike anything built in this area. The expansion of Wine and Roses is about creating an environment that represents the heritage of our community."

Wine and Roses has put together a project design team that understands our commitment to creating a special environment. Architect Mike Donaldson of Lesovsky-Donaldson is working with us in the building and designing of the site. Mike Smith civil engineer of Mike Smith Engineering is preparing the utility site plans and civil engineering. Judy Schultz is our interior design coordinator. Rad Bartlam, Richard Prima and Sharon Welch from the City of Lodi have been very helpful in our change of zoning so that parking on the two acres to our north can be possible.

All zoning and land use authorizations are in place for the five million dollar expansion of this historic landmark.

Scope of Expansion

- Addition of 40 hotel rooms (approximately 450 sq. ft each) with private courtyard entries, large TV's, spa tubs, fireplaces, garden verandahs and room service.
- Construction of 7000 square foot Wine and Visitors Center for the Lodi-Woodbridge Winegrape Commission, Cafe, Flower Shop, and Cellar Banquet Room.
- Addition of 5000 sq. ft. banquet facility seating 250 dining guests
- Addition of 3000 square foot banquet and catering kitchen.
- Addition of 3000 square foot off-site catering and event planning department.
- Addition of front hotel desk room.
- Reconstruction of the historic pool with Jacuzzi.
- Addition of 2500 square foot spa and therapy facility.
- Addition of two acre's for banquet and event parking.
- Storage and laundry rooms.
- Elaborate country landscaping and herb gardens.

Garden Hotel Rooms

While taking delicate care of our large trees, we will be building one and two story cottage clusters surrounding our established gardens. Much effort will be put into using construction materials that give the appearance of a one hundred year old building. Rooms will range in size beginning with our garden rooms at 400 square feet to our elegant executive suites of 800 square feet. Rooms will have private trellis covered garden entries giving each a feeling of seclusion. Interiors will have many of the elements of "old" including built in book shelves, bench seats and beamed ceilings. Bathrooms will be very spacious with spa tubs, separate showers and double sinks. Rooms will be filled with quality antique furniture, dining tables and an option of queen or king sized elaborate bed settings. Some rooms will have a second fold out bed to accommodate children or a second adult couple in these large

spacious rooms. also included in the rooms are hospitality refrigerators, VCR's, large televisions with in-house movies and in room check out. For the businessmen we will have a comfortable work desk with electronic and modem hook ups in each room. Our executive suites will be a spacious 800 square feet with all the amenities imaginable. All rooms will have a verandah or balcony allowing the access to the guest rooms into the gardens. A garden path will connect all of the guest rooms to the swimming pool and Jacuzzi. Full room service will be available from 6:00 am to 10:00 PM everyday of the year.

Whether it is business or pleasure, it is our goal to offer an overnight environment that gives each guest a pleasurable experience of Lodi that will long be remembered.

Winery Tower a Wine and Visitors Center

Our Winery Tower addition will be located on Turner Road next to the city park now being built. We will be moving Burt Townes 1955 house to a dairy on Armstrong Road and build a 7,000 square foot old winery style building in its place. This will house the 4,500 square foot Lodi Woodbridge Winegrape Commission offices and their new "Discover Lodi! Wine & Visitors Center". Next to this visitors center, Wine and Roses will build and operate a cafe, flower shop, and "cellar banquet room". This Winery tower building will have a stunning three story tower with large five inch thick solid wood doors. A vine covered trellis will surround the building giving shade to the twelve foot wide perimeter verandah. The sunken "cellar room" with its large fireplace and elaborate wine display, will be available for luncheons, special dinners and wine education classes. French doors will open into a tree covered courtyard allowing for a comfortable break area for business meetings and seminars.

The "Cafe at Wine and Roses" will open early every morning offering neighbors fresh baked breads and pastries with coffee. For lunch we will serve deli sandwiches in baskets to eat in the cafe, on the verandah, or to picnic at nearby wineries, Lodi Lake or the city park next door. We will showcase all of the Lodi wines with either sample tasting, wine by the glass, by the bottle, or by the case. In addition to our bakery, deli and wine bar, we will have an ice cream fountain that will be a place for our hotel guest and neighbors to visit on their nightly walks.

Next to the cafe, we will have our "The Flower Shop at Wine and Roses" with full service flower arranging, event planning and delivery service. We also plan to stock handmade wine country gifts and interesting yard ornaments that visitors may purchase to remember their visit to Lodi.

Much effort will be put into creating a building that looks and feels very old thus representing the heritage of winemaking in this Lodi region. The surrounding landscape will be filled with color and fresh herbs gardens.

The Restaurant at Wine and Roses

We will be adding a long planned verandah around the perimeter of our existing dining room giving diners an elevated view of the gardens. Our present dining room will open up to this verandah with the installation of three sets of French doors. This openness to the garden will give a less formal feeling than we presently have. Our most important change will be our hours of operation. Presently we are often booked Friday and Saturday night to

accommodate wedding receptions and special events. With the building of our "Barrel Room", our late evening receptions will be indoors eliminating the conflict with diners. With this consistent schedule we will focus on fine foods highlighting local produce and ingredients from our region. With our great local wines of course!

We will serve breakfast, lunch, dinner and hotel room service seven days a week.

Banquet Barrel Room

This 5,000 square foot banquet room will have the feel of a one hundred year old winemakers barrel room. Beginning with nine foot high and five inch thick entry doors opening into a rock entry foyer, this room will be built with a feel for the heritage of winemakers in mind. The foyer will lead you into a stunning 62' by 80' room with an interior ceiling height of 26 feet. This interior ceiling will have open beams with wood covered ceilings and iron forged chandeliers. On the east wall will be a stunning six foot wide by five foot high wood burning fireplace. The north and west walls will have floor to ceiling windows looking into a perimeter private garden that will change with the seasons throughout the year. The south wall will have six large five foot by nine foot doors opening into the adjacent garden patio.

We will put much effort to ensure good acoustics in this room to accommodate theatrical and music events. This will be a room that will be able to take on many different looks for many different uses throughout the year.

Adjacent to this banquet room will be a well equipped kitchen, storage and staging.

Expanded Catering Services

Off site catered events have become an important way for us to serve our guest. We feel there is a great opportunity to expand our catering and event planning services. We will be adding a 3000 square foot catering staging area to better execute catering services. This will house our mobile gourmet kitchen and event equipment for full service catering operations.



1129 So. Sacramento Street
Call Box 241002, Lodi, CA 95241
Telephone (209) 368-7171 / FAX (209) 368-3246
TOLL FREE / 800-285-1600 / FAX 800-756-9998

March 17, 1999

Del and Sheri Smith
Wine & Roses Country Inn
2505 West Turner Road
Lodi, CA 95242

Dear Del and Sheri:

It is my understanding that you are pursuing a long-planned expansion of the Inn with the addition of 20 to 40 guest rooms, a banquet room, and other amenities.

As President of Holz Rubber Company, Inc., I want to go on record in full support of your expansion plans. We have used the Inn right from the start, using your guest rooms, outdoor and indoor dining facilities for both business and personal occasions, and catering services.

Wine & Roses is always our first choice for accommodating our business guests. We consider your Inn as a first class, full service hotel that the City of Lodi definitely needs. Our only problem, however, has been availability of rooms. As your Inn becomes more popular and local businesses expand, we find more often than not, that we are turned away.

Holz has many customers, corporate executives and suppliers that always look forward to staying, once again, at the Inn. They are very disappointed when accommodations cannot be fulfilled.

I do hope that you are able to move forward with your expansion. From the increased business activities at Holz and the potential of expanding ourselves, we will find even a greater need in the future to use the Inn in every possible manner.

I personally wish both of you the best in your new endeavor and extend my appreciation for the professional and quality services that you have always extended to Holz.

Sincerely,

Ed Marchese
President



March 18, 1999

To whom it may concern,

This letter is written in support of Del and Sherri Smith and their interest to expand Wine and Roses Country Inn.

I have used Wine and Roses many times over the years and have always been completely satisfied. I am convinced that if they were to expand Wine and Roses and create additional rooms and banquet facilities that my organization would utilize their property more often. We have many occasions to house guests from out of the area and have usually referred them to Stockton hotels due to the lack of a quality full service hotel facility in Lodi..

Many of us in the business community have hired Wine and Roses to cater events held off premise due to the lack of a banquet facility on premise. This speaks to the support that Sheri and Del enjoy in the local community.

The City of Lodi deserves a quality hotel complete with banquet and meeting room capacity to serve the surrounding business community.

Having known Del and Sherrie for many years, I know them to be hard working, honest people, possessing the necessary commitment and know-how to succeed in this expansion of their business. I support and encourage them in their efforts to expand their business in Lodi.

Please contact me personally should you have any further questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'S. Robert Zamora', followed by a horizontal line.

S. Robert Zamora
President
Zamora Auto Group

Kaiser Permanente Medical Offices
P.O. Box 210005
Stockton, California 95269-9005
1721 West Yosemite Avenue
Manteca, California 95337

Jack Gilliland, M.D.
Physician-in-Chief

Jose R. Rivera, M.P.H.
Medical Facility Administrator



March 17, 1999

To Whom It May Concern:

Wine and Roses Country Inn has been used frequently by Kaiser Permanente Medical Clinic. It is our first choice for out of town applicants, but Wine and Roses Country Inn is often unavailable because of limited numbers of rooms. Off site meetings and dinners for various functions would be more frequent if space were available.

I would certainly support the planned expansion of facilities, their first class name and quality are always evident in the level of service.

Please do not hesitate to contact me if there are further questions.

Yours truly,



Jack L. Gilliland, M.D.
Physician-in-Chief

JLG/mm

GENERAL MILLS • OPERATIONS

P.O. Box 3002 • Lodi, CA 95241-1906

ROBERT K. WHEELER
Plant Manager

March 26, 1999

*Mr. & Mrs. Del Smith
Wine & Roses Country Inn
2505 W. Turner Road
Lodi, CA 95242*

Dear Del & Sherri,

Each year, the General Mills Lodi Plant hosts many visitors from all over the world, and we feel very fortunate to have Wine & Roses Country Inn so close to our facility. The service and hospitality you provide to our out-of-town visitors is unparalleled, and, due to this fact, Wine & Roses was recently added to the official General Mills Worldwide Hotel Directory. Unfortunately, with the current size of your facility and lack of room availability, quite often we are forced to house them elsewhere.

I have just received word that plans are in the works for a Wine & Roses Country Inn expansion project. Speaking on behalf of General Mills - We are delighted and look forward to utilizing the bigger and better Wine & Roses!

Please keep me posted on your progress and give me a call if I can be of assistance to you in anyway.

Sincerely,



Bob Wheeler

March 26, 1999

PHYLLIS GRUBB

Mr. & Mrs. Del Smith
Wine and Roses Country Inn
2505 West Turner Road,
Lodi, CA 95242

Dear Del & Sherri,

It is with great interest and enthusiasm we anticipate the expansion of Wine & Roses Country Inn.

As you are well aware we have enjoyed and used your charming facility for our personal as well as corporate needs. Our guests, whether they might be cattle ranchers from Montana or Real Estate Developers from the East, have all delighted in the warm ambiance, efficient and high quality service they experience.

The events you have hosted or catered for us have been of the highest caliber. Luncheons, dinners, surprise parties, and corporate events are all managed to provide an atmosphere where as host and hostess my husband Fritz and I can relax and know all will be done as we would do in our own home. In many ways, we feel you are an expansion of our personal hospitality when we are unable to host guests here at Shady Oaks Farm!

As the tourist industry and new businesses discover the Lodi/Woodbridge area – or any other city in San Joaquin County – we have no doubt Wine and Roses will rise to the top of the list when guests are looking for a unique and beautiful first class Inn experience.

We wish you the best in your quest for financial support to allow your expansion.

We, of course, plan to continue to frequent Wine and Roses and look forward to watching this lovely historic Inn become even more important to our family, our company and our community.

Sincerely,

Fritz & Phyllis Grubb

WOODBIDGE.

BY ROBERT MONDAVI

April 15, 1999

Del and Sherri Smith
Wine and Roses Country Inn
2505 West Turner Road
Lodi, CA 95242

Dear Del and Sherri:

The easiest way to begin this letter is to say that we look forward to your expansion as much as the Lodi community looks forward to Woodbridge Winery opening our tasting room. We know there is strong demand for local wine tasting and that whatever we do, it will probably not be enough once the word gets out. We at Woodbridge Winery thoroughly support your expansion!

We host two to four business-related groups per week that would love to stay in the area. They have not stayed overnight in Lodi due to the lack of suitable hotels. Generally, visitors are making day trips from Napa, San Francisco, or Sacramento where business accommodations are available.

The size of our groups range from four to forty-plus people. It is a diverse population consisting of our sales and marketing staff and our distributors; it also includes restaurateurs, wine writers, academics, and competitors. They are all interested in fine wine and dining and are accustomed to staying in higher-end business hotels when they travel. We also host international groups as Woodbridge sells roughly six million cases of wine (>\$250 million) in all fifty states and in eighty-plus countries.

While I can't guarantee that all of our visitors will stay in this area once you expand, I am confident that many will once a first-class, full-service hotel is available. The Lodi/Woodbridge area has great tourist potential once we get the infrastructure established.

Good luck with your expansion plans!

Sincerely,



Bradley Alderson
Vice President and General Manager

BA/ar

Del and Sherri Smith
Wine and Roses Country Inn
2505 W. Turner Rd.
Lodi, CA 95242

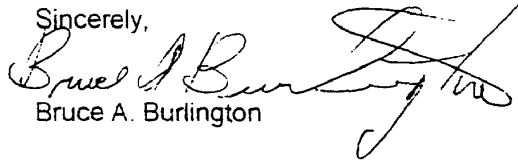
April 14, 1999

Dear Del and Sherri,

With the restoration of downtown Lodi and the completion of Hutchins Street Square the need for first class banquet facilities and Inn accommodations are dire. To draw business for our new conferencing rooms and auditorium at Hutchins Street Square we need top quality restaurants, banquet and rooming facilities. The opening of more boutique wineries in the Lodi area will make this a desirable destination, also requiring a need for more and better accommodations.

The past record of quality service both food and lodging from Wine and Roses Country Inn makes this facility an ideal candidate for expansion. Norma and I both feel that a first class expansion of Wine and Roses would be a great asset to the Lodi area.

Sincerely,


Bruce A. Burlington

James W. Baum

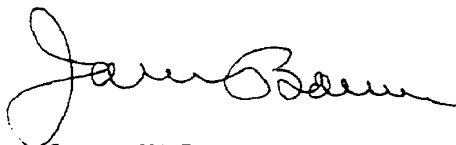
3380 E. Woodbridge Road
Acampo, California 95220
(209) 369-1314
FAX (209) 369-7567

April 16, 1999

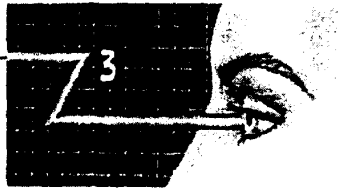
Del Smith
Wine & Roses Country Inn
2505 W. Turner Road
Lodi, Calif. 95242

To say I am excited about the news of your proposed expansion would be an understatement. As you well know we have continually had problems getting rooms at your Inn to lodge my out of town clients. As you also know all of my Mobilehome Park sales clients are from out of town and you have the only quality lodging in Lodi. It is most embarrassing to ask a client, who has come to me to explore spending millions of dollars purchasing a Mobilehome Park in Northern California, to stay in a Holiday Inn Express.

Please let me know if there is anything I can do to help your expansion plans become a reality.



James W. Baum



ZEITER EYE

Henry J. Zeiter, M.D., F.A.C.S.

Joseph T. Zeiter, M.D., F.A.C.S.

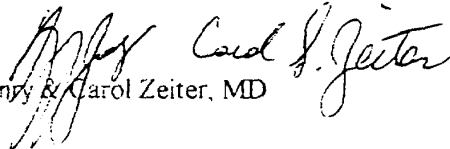
John H. Zeiter, M.D., F.A.C.S.

March 16, 1999

Wine & Roses Country Inn
Mr. & Mrs. Smith
2505 W. Turner Road
Lodi, CA 95242

We commend you for taking on the challenge of expanding your business. As you know we thoroughly enjoy the Wine & Roses Country Inn. We are very confident that this expansion is carefully planned and would be a true asset to you as well as the City of Lodi. Once completed we at Zeiter Eye would surely utilize the new facilities. You have been all along an asset to this community.

Good Luck!


Henry & Carol Zeiter, MD

STOCKTON

255 E. Weber
Stockton, CA 95202
209/466-5566

LODI

421 S. Ham Lane, Ste. A
Lodi, CA 95242
209/366-0446

MANTECA

165 St. Dominics Drive, Ste. 201
Manteca, CA 95337
209/239-3824



SHARED NETWORK SERVICES

P.O. Box 1742
Lodi, CA 95241-1742

(209) 333-4300
Fax: (209) 333-2996
<http://sharednet.com>

Del & Sherri Smith
Wine and Roses Country Inn
2505 West Turner Road
Lodi, CA. 95242

March 19, 1999

Dear Del and Sherri

The receipt of your letter caused me to take a moment and reflect on the many past occasions that you and your staff has gone to great lengths to assist us here at Shared Network Services. As you are fully aware our business is growing at a rapid pace, as with so many others here in the community. In the process, the shaping of these new and exciting opportunities, places a great strain on the one quaint and elegant establishment here in the area.

With that in mind Wine and Roses consistently meets the needs of our out of town clients, with an occasional exception due to your maximum occupancy. When we have the need to use other accommodations, obviously our associates along with ourselves are very disappointed, as Wine and Roses offers a very relaxed atmosphere after a hectic day.

As I relied upon Wine and Roses in the past, I can assuredly say that your future expansion can only assist the City of Lodi with it's own expansion. We were delighted to hear about your upcoming enlargement plans and wish you all the best. The Wine and Roses is a delightful hiatus anytime and can only be made better by its growth.

Sincerely,

Peter M. Westbrook
President
Shared Network Services

**GOVERNOR'S OFFICE OF EMERGENCY SERVICES**

California Specialized Training Institute
P.O. Box 8123
San Luis Obispo, California 93403-8123
Phone: (805) 549-3344 Fax: (805) 549-3555



April 7, 1999

Del and Sherri Smith
Wine and Roses Country Inn
2505 West Turner Road
Lodi, Ca 95242

Dear Del and Sherri,

I was very happy to hear of your plans to expand the Wine and Roses Country Inn. As a State of California employee and a frequent traveler I appreciate the excellent accommodations your Inn offers.

Our agency, The California Specialized Training Institute, which is part of the Governors Office of Emergency Services does training all over the state and we have used your Inn on numerous occasions. In addition members of our institute, myself included, must travel to Sacramento for meetings and training. Your Inn offers an excellent opportunity to stay outside the city on these trips at an affordable rate. I am always disappointed when I seek reservations only to find you are full on those dates.

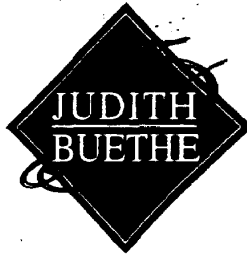
I travel about 15 weeks per year and stay in lodging all over the state of California. I always look forward to staying at Wine and Roses and consider it a most pleasant experience.

I hope your plans at expansion are successful. Quality lodging is very important for those who travel as part of their job requirements. If I may be of any assistance please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Paul M. Henlin".

Paul M. Henlin
Emergency Management Coordinator



PUBLIC RELATIONS

April 11, 1999

Sherri and Del Smith
Wine and Roses Country Inn
2505 West Turner Road
Lodi, CA 95242

Dear Sherri and Del:

I would like to express my support for your plans to expand your Wine and Roses Country Inn.

Clients whom I have referred to your establishment have been uniformly pleased with the quality of your lodgings, food, and service. This county needs the kind of unique service you provide now and would expand upon if your plans come to fruition. As you are aware, my business calls upon you for banquet catering, occasional dinners, and lodging.

Also, my husband's Old Victorian Inn in Stockton is no longer operating, and we refer all callers to Wine and Roses.

I can assure you that we will continue to refer my clients and his callers to Wine and Roses.

Sincerely,



Judith Buethe



THE WILLIAMS GROUP

March 18, 1999

Mr. Del Smith
Wine and Roses Country Inn
2505 West Turner Road
Lodi, CA 95242

Dear Del:


Thank you for your letter and kind words. It is not often someone shares with another the impact their association has had on their life. To hear it from a very successful entrepreneur, such as yourself, is very heartwarming and I thank you, most sincerely.

On the other side, you took those thoughts and actions and translated them into becoming a positive influence and used them as tools to grow. We both know many who have had the same opportunities and yet have done nothing with it, so I say to you, "Congratulations!"

As to your request as to how we could project our firm's use of an expanded facility, would be as follows: When some of our client-families have meetings, they need from four to ten sleeping rooms, depending upon the size of the family. A few have small children, so the availability of a sitter service during the day would be helpful. We also need the use of a conference room that would hold eight to fifteen people, and we would need the use of an easel and pads (usually two) and a place where a buffet table could be set up for a continental breakfast and lunch. Good lighting, available conference phones, comfortable seating and a table would be required, as the meetings last eight to ten hours. Also, for that reason, some room to move around and do some group exercises would be needed.


I hope the above is of some help. Please feel free to call me if you want more detailed information. In the meantime, best of luck to you and Sherri as you begin the long-awaited expansion project for your Wine and Roses Country Inn.

Warm regards,


Roy O. Williams

ROW:dw

P.S.

Diana has already made our reservations for Easter lunch at Wine and Roses, so I will look forward to saying "hello" to you at that time, if you are there. 



March 22, 1999

Mr. & Mrs. Del Smith
Wine & Roses Country Inn
2505 W. Turner Road
Lodi, Ca. 95242

Dear Del & Sherri:

Thank you for your letter of March 12, 1999. The Bank of Lodi has been and will continue to support Wine & Roses Country Inn. As you know, we have scheduled business meetings at your facilities, as well as many business lunches.

I do feel Lodi could support a large banquet room, additional rooms for visiting business people, including visitors to our community.

I assure you that the Bank of Lodi will continue to support your establishment as we have in the past.

Sincerely,

Bo Katzakian
Director

Interlake Material Handling
1029 S. Sacramento Street
Lodi, CA 95240
209 333-3500

Interlake

Material Handling, Inc.

March 18, 1999

Mr. Del Smith
Wine and Roses Country Inn
2505 West Turner Road
Lodi, CA 95242

Dear Del,

As you are aware, we have had the benefit of using the Wine and Roses Hotel and Restaurant to accommodate travelers from other cities across the United States.

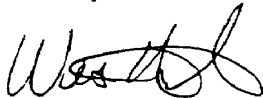
At times, we have had difficulties booking into your Inn because of your popularity and size constraint. You and your team have made great strides in satisfying our changing requirements.

It is quite refreshing to hear of your plans. I recommend to all our travelers to visit Wine and Roses Inn. Increasing the number of accommodations I believe, is essential to your growth, however keeping the small town hospitality.

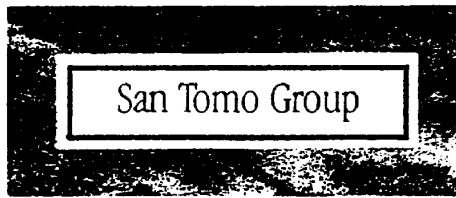
We do have many offsite business meetings, social hours, dinners, and Christmas dinner at your establishment.

I hope this helps you with your goals and I personally wish your luck in your new endeavor. Please feel free to contact me if you need any further support or assistance.

Sincerely,



Wes Hieb
Plant Manager



March 17, 1999

Del and Sherri Smith
Wine and Roses Country Inn
2805 West Turner Road
Lodi, CA 95242

Dear Del and Sherri,

Dino and Joan Cortopassi have been out of the country and upon their return I am forwarding the information regarding your proposed expansion so that they may give their input. As Mr. Cortopassi's Executive Assistant, I have used the catering services of Wine and Roses for many years for company events. We have been impressed by the quality of food and the creativity with which it is presented, always first-class! In addition, on an individual basis we patronize and recommend the Inn for business associates and friends.

We are very pleased that with the proposed expansion, Wine and Roses will be able to offer a banquet dining room, which would be the primary asset to our company. The additional quality lodging in the Lodi area will fulfill a niche now unoccupied and would be tops on our list when that need arises.

We wish you success in the fulfillment of these plans,

Sincerely,

Peggy
Peggy Guttieri

/pg

cc: Dino Cortopassi
Joan Cortopassi



SANBORN CHEVROLET, INC.

1210 South Cherokee Lane / P. O. Box 1057 / Lodi, California 95241
(209) 334-5000 / In Stockton Call (209) 951-7071

April 5, 1999

Del & Sherri Smith
2505 W. Turner Road
Lodi, CA 95242

Dear Del & Sherri:

I understand that you have plans to expand your Inn. I am writing to let you know how excited I am for you. You both devote a lot of time and energy to your business and deserve to be able to move ahead.

I think your plans to keep the historical character of the Towne Ranch are very important to the over-all success of Wine & Roses.

The only reason you have not done more business with me, my business and or service clubs, has been the lack of facilities. There is a real need for a first class place like yours. I can only imagine the demand you will have for the quiet seclusion you have to offer. Fun, Fun, please keep me informed.

Sincerely,

R.E. Sanborn,
President

RES:ss



Del and Sherri Smith
Wine & Roses Country Inn
2505 W. Turner Rd.
Lodi CA. 95242

Dear Del and Sherri,

Thank you for the opportunity to offer comment on your plans to expand Wine & Roses Country Inn. The 'Inn' is both a delightful part of my family's life here in Lodi as well as a remarkable business asset. From lodging to music to food, Wine & Roses anchors the upper end of the value spectrum in this market.

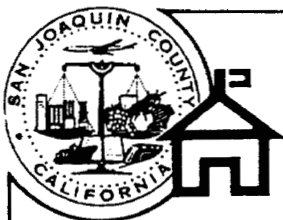
I would relish the opportunity to recommend your expanded facility to my business guests. The alternatives in this market do not compare to the potential of an amplified Wine & Roses. I am often forced to compromise logistics in order to provide my business guests with facilities which are in tune with their expectations.

Please keep me posted as your plans develop. We will be sure to make your enhanced presence known to our organization.

Regards,

A handwritten signature in black ink, appearing to read "T. Cunningham".

Thomas A. Cunningham
Manager / Station Operations



FREDRICK A. WENTWORTH
County Superintendent

SAN JOAQUIN COUNTY OFFICE OF EDUCATION

March 31, 1999

Del and Sherri Smith
Wine and Roses Country Inn
2505 W. Turner Road
Lodi, CA 95242

Dear Mr. and Mrs. Smith:

The San Joaquin County Office of Education is supported by several different departments; each structured with various management and support staff members. Our administration is a firm believer of activities that facilitate a "team effort" and we occasionally schedule meetings away from the office, at times for more than one day.

We have been to the Wine and Roses Country Inn for different activities and offer our compliments on the fine atmosphere and excellent service that allows us to concentrate on the task at hand. Your plans for expansion will certainly allow more of our entire management or support staff teams to meet together at a beautiful, local facility.

We appreciate your letter sharing your ideas for the future, and look forward to supporting your expansion plans.

Sincerely,

Fredrick A. Wentworth, Ed.D.
County Superintendent of Schools

/js



LODI ARTS COMMISSION

March 31, 1999

Mr. and Mrs. Del Smith
Wine & Roses Country Inn
2505 West Turner Road
Lodi, CA 95242

Dear Del and Sherri:

On behalf of the Lodi Arts Commission, I would like to express my delight at having received your letter announcing an expansion of your Inn.

As an event planner and coordinator in the Lodi community, I am constantly struggling to find appropriate accommodations for both visiting artists and patrons who are from out of town who wish to attend an event and stay over night locally.

Wine and Roses is always my first choice for accommodations, however, unless I am able to book rooms far in advance I often find that your Inn is full with its limited number of rooms available.

The Commission currently enjoys using your dining room for a "Mostly Manners" class for young people. We are in the process of developing some culinary arts classes and programs that would be perfectly suited to your facility. I have also found the Inn to be a lovely setting for special events and outdoor concerts that I have attended.

In short, I feel that your expansion is desperately needed by the community and I would look forward to working with you and your staff in the future.

Sincerely,

Cyndi Olagaray
Arts Coordinator

CWR INDUSTRIES, INC.

March 23, 1999

Del and Sherri Smith
Wine and Roses Country Inn
2505 West Turner Road
Lodi, CA 95242

Dear Del and Sherri,


I am writing in support of your plans to add guest rooms, a banquet dining room and a parking lot as well as restoring the old pool and making improvements to the Inn's landscape.

As a local businessman, I frequently need to make arrangements for accommodations for out-of-town guests. The atmosphere at Wine and Roses Country Inn ensures that my guests will be provided with an extremely comfortable and pleasant stay. There have been occasions, however, that the Inn hasn't had any vacancies when I call for reservations. The increase in guest rooms would definitely provide more opportunity to secure accommodations.

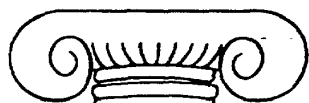
As a regular customer of your catering services, the addition of a banquet dining room would also provide me with the opportunity to hold a meeting or party at the Inn rather than an outside facility.

I believe that the Wine and Roses Country Inn is an asset to our community. It's of a character and class Lodi is proud to have. I look forward to seeing your expansion plans come to fruition.

Sincerely,



David Vaccarezza
President



HUTCHINS STREET SQUARE

Dennis Bennett
Chairman

John Ledbetter
Vice-Chairman

Julia Gillespie
Secretary

Daphne Felde
Treasurer

Stewart Adams
Bradley Alderson
Jeffrey Kirst
Phil Lenser
Carol Meehleis
Evelyn Olson
Chuck Simpson

K. Kirchner Stewart, CPA
Financial Counsel

Charlene Lange
City of Lodi Liaison

Senior Advisors
Bruce Burlington
Joanne Hoffman
Frank Johnson
Norman King
Oneta Lange
Sheri Mallory

March 30, 1999

Mr. and Mrs. Del Smith
Wine and Roses County Inn
2505 West Turner Road
Lodi, California 95242

Dear Del and Sherri,

As chairman of the Hutchins Street Square Foundation, I am fully supportive of the addition and expansion of Wine and Roses Country Inn.


Our records show your company is the lead caterer for events at the Square, ranging from breakfasts, luncheons and of course, our black tie dinners during the holidays. Our rental information includes all of the area caterers, restaurants and hotels and your name is the most frequently mentioned and used.

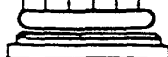
Further, our completion of the new 800 seat performing arts theatre, outdoor amphitheatre and conference facility is limited to "day use" until someone in this community puts together a first class, full service hotel that we can use to refer and book our renters.

Special events slated for our facilities including the wine industry's special events, the Lodi Music Festival and the plethora of concerts in the theatre should be enough incentive for any businessman to grab ahold of our coat tails.

Our conference rooms are booked a solid 18 months in advance and we are anxious to partner our activities with a first class hotel. We will follow your progress with great interest.

Sincerely,


Dennis G. Bennett
Chairman





LODI GRAPE FESTIVAL & HARVEST FAIR

March 16, 1999

Del and Sherri Smith
Wine & Roses Country Inn
2505 W. Turner Rd.
Lodi, CA 95242

Dear Del and Sherri:

There is no doubt there is a need for hotel rooms in Lodi. When we have large events at the Festival grounds, people are often forced to get rooms in Stockton because none are available in Lodi. There is a definite need for more upscale rooms, especially on the west side of town.

The timing couldn't be better – with the development of the Visitors and Convention Bureau, the opening of new wine tasting rooms at several local wineries, and the revitalization of downtown, the need for a full-service hotel is here now.

I hope you are successful in your venture, because I know if you are involved in it, it will be accomplished in a first-class manner. Best of luck to you.

Sincerely,

Mark A. Armstrong
General Manager

MAA:mms

Randall & Charlene Lange

March 31, 1999

Mr. and Mrs. Del Smith
Wine and Roses Country Inn
2505 West Turner Road
Lodi, California 95242

Dear Del and Sheri,

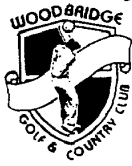
Congratulations! We have been advocating for years for you to expand and improve on your hotel facilities at Wine and Roses. Your successful wedding weekends sorely limit other guests at the Inn and we have had to resort to putting our guests up at the house.

As you know, we often host folks from around the world that come to Lodi to study the winegrape industry and learn the secrets from our valley viticulturists.

You cannot complete your improvements quickly enough.

Sincerely,

 + 
Randall and Charlene Lange



Woodbridge Golf and Country Club

P.O. BOX 806 WOODBRIDGE, CALIFORNIA 95258 PHONE (209) 334-5454

March 24, 1999

To Whom it May Concern:

I am writing on behalf of Del and Sheri Smith, owners of Wine & Roses Country Inn. I would like to offer my complete support for their future plans to expand their facility.

Woodbridge Golf & Country Club has recently completed a remodel ourselves and are reaping the rewards with many new member applications. Some of these member applicants ask if there are any local accommodations as nice as our club. Wine & Roses has the only local overnight accommodations that we would recommend but often times they are booked due to the limited amount of rooms. The potential expansion of Wine & Roses Country Inn would greatly assist us in offering clients and potential members first class accommodations.

The community deeply needs this type of quality growth to ensure the long term attraction of the area. With our new, revitalized downtown and shopping, quality wineries and tasting rooms, top notch country club and a beautiful bed & breakfast, of Lodi/Woodbridge area will attract the dollars we all need to survive the 21st Century.

Sincerely,

Rick Morgan
General Manager

Kaiser Permanente Medical Offices
P.O. Box 210005
Stockton, California 95269-9005
1721 West Yosemite Avenue
Manteca, California 95337

Jack Gilliland, M.D.
Physician-in-Chief
Jose R. Rivera, M.P.H.
Medical Facility Administrator



April 14, 1999

Mr. and Mrs. Del Smith
Wine and Roses Country Inn
2505 West Turner Road
Lodi, CA 95242

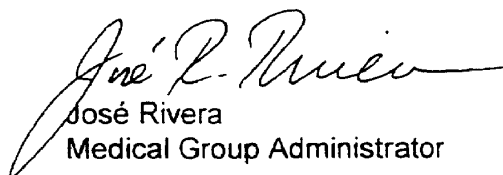
Dear Del and Sherri:

I was very pleased to receive your letter regarding your plans to expand your Inn. We at Kaiser Permanente Stockton have frequently used your existing facility for accommodations for our visiting guests. We have also reserved the dining areas for our offsite meetings and special occasion events. As a large organization, it would be beneficial to us to have a large banquet room available for our events.

We foresee the continued use of both the lodging and dining areas and would be pleased to see your expansion take place while maintaining the historic setting. We would fully support this endeavor as we are confident it will be accomplished in a manner that will please the community.

We appreciate the outstanding quality provided by the Wine and Roses Country Inn and the comments received from our visitors are always positive.

Sincerely,


José Rivera
Medical Group Administrator

JR/gs



JACK A. SIEGLOCK
MEMBER
BOARD OF SUPERVISORS
FOURTH DISTRICT

222 EAST WEBER AVENUE
ROOM 701
STOCKTON, CALIFORNIA 95202

TELEPHONE (209) 468-3113
FAX: (209) 468-3694

DENISE WARMERDAM
Legislative Assistant

March 25, 1999

Wine and Roses Country Inn
2505 West Turner Road
Lodi, CA. 95242
Attn: Del and Sherri Smith

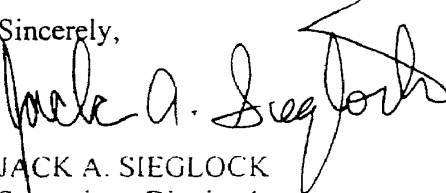
Dear Del and Sherri,

Thank you for sharing with me information in regard to the expansion of the Wine and Roses Country Inn. I want to lend my support of your project. Your Inn provides a necessary first class hotel for Lodi and the surrounding area. Your proposed expansion project is timely in relation to growth and increased visitor population to our area.

Wine and Roses Country Inn provides Lodi and the surrounding community with a beautiful, historic atmosphere along with a full service hotel. I am proud to be able to refer your Inn to visitors and dignitaries I have entertained, and I look forward to a continued relationship with Wine and Roses.

If I can be of assistance to you on this project, please don't hesitate to call me.

Sincerely,


JACK A. SIEGLOCK
Supervisor, District 4



March 30, 1999

Wine and Roses Country Inn
2505 West Turner Road
Lodi CA 95242
Attn: Del and Sherri Smith

Dear Del and Sherri,

In response to your letter of March 12, 1999, we are very pleased to hear of your expansion. The addition of a banquet dining room is very appealing to our needs. We have several employee functions throughout each year and most of which we have here at the winery. The annual Christmas Party is the only function at this point that is at another location. After the expansion should you be able to accommodate a party of 200 people, we would entertain the idea of scheduling this or other parties at Wine and Roses.

Throughout the year we have smaller groups attend luncheons and training sessions. We typically schedule these with you and are always pleased with the accommodation. Any addition to the Inn would be that much more we could utilize throughout the years.

Good luck with the plans and thank you for the great news!

Sincerely,

Turner Road Vintners

J. Stephen Manildi
Employee Relations Manager

ROBERT MONDAVI WINERY



OAKVILLE, CALIFORNIA

ZIP CODE 94562

P. O. BOX 106

TELEPHONE (707) 963-9611

March 28, 1999

Mr. Del Smith
Wine & Roses
2505 West Turner Rd.
Lodi, CA 95242

Dear Del,

This letter is to express my support, and that of my company, Robert Mondavi, of your upcoming expansion.

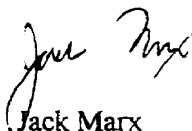
One of our frustrations is the lack of fine accommodations and conference facilities in the Lodi area. We often bring sales team members from throughout the country to visit our Woodbridge Winery, and usually they have to stay in Sacramento or Napa Valley. A first class facility, like the one you propose, would be utilized often by our company.

As we open up the Woodbridge Winery for daily visitors, we know the Lodi area can become a tourist destination. However, the community must be ready to support this influx of visitors. Your proposed facility will help to do just that.

I have done business with your current facility on many occasions. I know you and Sherri to be sound, organized business owners with a passion for what you do, but also a love of your community. I feel strongly that this expansion will be of great benefit to Lodi and the surrounding area.

Please let me know if there is anything else that I can do to assist you with this project. Good luck to both of you!

Sincerely,



Jack Marx
Account Manager



LODI • WOODBRIDGE
WINEGRAPE COMMISSION

March 22, 1999

Del and Sherri Smith
Wine and Roses Country Inn
2505 W. Turner Road
Lodi, CA 95242

Dear Del and Sherri,

Congratulations on your plans to expand Lodi's lodging and dining jewel, Wine and Roses Country Inn. I'm sure I speak for a great number of local business people who hope you proceed with your plans as soon as possible.

In the grape and wine industry one of the major obstacles we face in enhancing the reputation of the Lodi region is the lack of first class lodging and dining facilities. Our base of both large and small wineries continues to grow, and the number of tasting rooms is on the rise. The quality of our wines is improving rapidly and is attracting the attention of wine journalists and tourists.

The winegrape commission has relied on Wine and Roses for our hospitality needs dozens of times since our establishment in 1991. Yours is the only local establishment that meets the high standards required by the wine industry. You will recall the many guests we have lodged there from around the world, particularly from Europe.

Now that the Lodi appellation is becoming more visible we are expanding our promotional activities to attract wine lovers who can enjoy "Lodi Wine Country." We are investing \$150,000 annually in wine magazine ads. The *Vines to Wines Tour* is now approaching its third successful year, which is only the beginning of a series of wine events. In the future we will also be offering sponsored tours to the area for influential wine writers and other industry members. We will have a greatly increased need for dining, catering and lodging services.

The timing of your expansion is right. The investments the Lodi community has made in quality of life enhancements such as Hutchins Street Square and downtown revitalization indicate that Lodi is already at the "critical mass" to carry your project forward. In addition, the recent joint venture between the City of Lodi and the winegrape commission to create the Lodi Conference and Visitor Bureau will attract business and tourist traffic for all local visitor related services.

In my judgement you can move forward with confidence. All the trends for this enterprise point to an ever-increasing need for your style of food and lodging, which will be greatly welcomed by the wine and general business community. Please call me if I can be of any further assistance.

Sincerely,

Mark Chandler

DEPARTMENT OF OBSTETRICS & GYNECOLOGY

San Joaquin General Hospital

P.O. Box 1020

Stockton CA 95201

(209) 468-6612

FAX (209) 468-6246

Lee Adams, M.D.

Chairperson

Dave Gran, M.D.

Maria Hernandez, M.D.

Philip D. Ross, M.D.

Rebecca Stanley, M.D.

Jan Crawford, C.N.M.W.

Pam Long, C.N.M.W.

March 29, 1999

Del & Sherri Smith
Wine and Roses Country Inn
2505 W. Turner Road
Lodi, CA 95242


Dear Del & Sherri Smith:

What a wonderful idea! Your plan to enlarge Wine and Roses Country Inn would bring a much-needed facility to Lodi. Over the years there have been many times that my wife and I have had to have guests stay in one of the nicer facilities in Stockton because your inn was full. We prefer to have our guests stay at Wine & Roses due to it's friendly country ambiance and special character that the Inn provides. We must admit that the facilities in Stockton, although they are nice, certainly do not compare to your Inn.

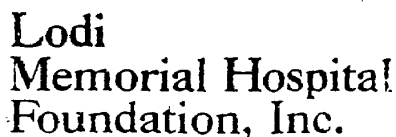
Each year my department has an annual function requiring the capability to support up to 150 people. The addition of such a banquet facility as you describe would provide our planners with a very desirable location.

I certainly hope that you are successful in fulfilling you plan.

Sincerely yours,



Philip D. Ross, M.D.



RONALD AND SUSAN WILLIAMSON
1723 WINDJAMMER
LODI, CA 95242
(209) 369-8590

March 25, 1999

Del and Sherri Smith
Wine and Roses Country Inn
2505 W Turner Road
Lodi, CA 95242

Dear Del and Sherri:

We just want to let you know how much we have enjoyed your Wine and Roses Inn over the years. We've had the pleasure of dining and hosting small conferences there. It's always been our first choice. We've attended several weddings and your establishment has always been first class.

We support your expansion efforts for the Inn and additional lodging would be great. There have been some occasions we've wanted to send a business associate or friend (visitors) to your establishment and you were normally booked solid. We hope your efforts to add guest-rooms, a banquet dining room, additional parking and landscape improvements are achieved to better serve Lodi.

Your Inn is very accommodating and the place we recommend to all our associates and friends.

Yours in Lodi,

A handwritten signature in black ink, appearing to read "Ron & Susan Williamson", written over a horizontal line.

Ron and Susan Williamson

THE LUCAS WINERY

18196 N. Davis Road ♦ Lodi, CA 95242
(209) 368-2006 ♦ FAX (209) 369-4900

March 25, 1999

Wine and Roses Country Inn
2505 West Turner Road
Lodi, CA. 95242

Dear Sherri and Dell,

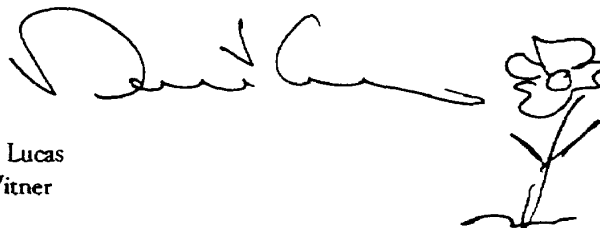
It is fantastic to hear about your expansion at the Inn. I can't tell you how many times we receive request from people who wish to visit the great wineries of the Lodi Appellation. The problem is finding them that romantic, relaxing, and wonderful place to stay during their visit. When your Inn is full there is not other place in the appellation that fits their needs and request.

I know this will be a great plus for the area and The Lucas Winery. It will increase our ability to host events and utilize your splendid dinning experience for our visitors.

Again, congratulations and please let me know if can be of any assistance.

Sincerely yours,

David Lucas
The Vitner



CITY COUNCIL

KEITH LAND, Mayor
STEVEN J. MANN
Mayor Pro Tempore
PHILLIP A. PENNINO
SUSAN HITCHCOCK
ALAN A. NAKANISHI

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6700
FAX (209) 333-6807

H. DIXON FLYNN
City Manager
ALICE M. REIMCHE
City Clerk
RANDALL A. HAYS
City Attorney

March 24, 1999

Del and Sherri Smith
Wine and Roses Country Inn
2505 West Turner Road
Lodi, CA 95242

RE: Proposed Inn Expansion

Dear Del and Sherri:

A few days ago I happened to run into a good friend, Russ Munson, who told me of your desire to expand your current facilities. I was extremely excited to hear of your intended venture and will be anxious to see the plans which Del shared with me two years ago finally become a reality.

There is no question as to its need. In my opinion, as well as others I'm sure, Lodi is grossly deprived of first class hotel/motel accommodations. In fact, the Wine & Roses Inn is the only "quality" overnight provider in town. Additionally, your establishment is consistently one of three hotel businesses which have contributed appreciably to the City's Transportation Occupancy Tax. The proposed enhancements will not only strengthen your position, but should put you on top.

The project which was described to me included approximately 40 additional rooms, a 4,000 SF banquet/conference facility, 3,500 SF of new office space, enhanced landscaping and pool refurbishing, and additional parking -- all of which are needed. I can't tell you how often representatives from local major corporations and those I am recruiting have commented about our lack of first rate hotel accommodations. Oftentimes, clients and prospects are housed in Sacramento hotels. More recently though, most are finding corporate accommodations in Stockton's Marriott Courtyard and Residence Inn on March Lane. Unquestionably, the success of Hutchins Street Square and the forthcoming ProStyle Sports complex will only add to an already existing need.

Best of luck to both you and your business partners as you pursue this exciting project. Wine and Roses Inn has unselfishly supported my department as well as the Lodi community. I look forward to a continuing relationship, and please don't hesitate to call me should you need any assistance.

Sincerely,



Tony C. Goehring
Economic Development Coordinator



March 23, 1999

Del & Sherri Smith
Wine & Roses Country Inn
2505 W. Turner Road
Lodi, CA 95242

Dear Del & Sherri

Thank you for your recent letter. For over ten years now we've enjoyed the excellence of Wine and Roses Country Inn. From corporate retreats and special family gatherings to the overnight care of our business visitors and personal getaways. The care and attention to detail of yourselves and your staff has made every experience with Wine and Roses fabulous.

While Pelton Shepherd Industries has been a frequent patron I can see numerous opportunities to further enjoy the experience of Wine and Roses Country Inn with improvements and expansion of your valuable facility and services. Be assured of our continued patronage for all your planned development at Wine and Roses Country Inn!

Best personal regards,
Pelton Shepherd Industries

Pat Shepherd
Pat Shepherd

Lodi Funeral Home, Inc.

"THOUGHTFUL SERVICE WITHIN THE MEANS OF ALL"

725 S. FAIRMONT LODI, CALIFORNIA 95240-4699 (209) 369-3564 FAX (209) 369-3373

March 24, 1999

Mr. & Mrs. Del Smith
2505 West Turner Road
Lodi, CA. 95242

Dear Del & Sherrie;

First of all, I'd like to take this opportunity to congratulate you on your plans to expand your facilities at the Wine & Roses Country Inn. Adding to your current hotel and restaurant and keeping the historic character will make a beautiful property that the Lodi area will be even more proud of, just as you are.


On numerous occasions we have the opportunity to recommend to the families we serve that the Wine & Roses is a wonderful facility to hold a family get-together following a funeral service. Also if they have need for overnight accommodations, the Inn is conveniently located and very comfortable.

We have also attended many meetings with various community organizations at the Inn, with and without meals, and have always been impressed with the hospitality and service to details of all your staff.

On a personal basis, our family always enjoys coming to the Wine & Roses to dine. Many times we have brought out-of-town family members with us, and we have never been disappointed. We love to walk through the gardens and take time to smell-the-roses. In fact, our family is looking forward to meeting there once again on Mother's Day this year.

Our best to both of you on your current plans as you expand.

Sincerely,



Leonard and Maralyn Messer



March 24, 1999

To whom it may concern:

The Business Leadership Summit brings high quality speakers to San Joaquin County annually to both promote continuing education and to promote San Joaquin County. As part of the speakers conference, we host a Gala Dinner Friday night before the event for three hundred people. The Wine & Roses Country Inn has catered this event for us for the past few years. We have wanted to place the event at the Wine & Roses Country Inn because of the historic character and ambiance of their facility. However, because of their current size, this is just not possible. We continue to use their catering because of the quality of the food and presentation but must find a suitable location to host the event. San Joaquin County is very limited in the number of facilities which can handle three hundred people and do a first class job on the catering side. Of the facilities we have viewed, most are below our expectations as far as catering quality and none can offer the type of atmosphere specific to Wine & Roses.

Besides the Gala Dinner, we like to accommodate our speakers at Wine & Roses. Stockton's only first class, full service hotel, the Radisson, is a very sterile looking facility and does not offer the relaxed country setting of Wine & Roses. If expanded we would accommodate all our speakers and their staff at Wine & Roses. It would be a tremendous benefit to the Business Leadership Summit to have one facility handle both the Friday Night Gala Dinner and accommodate our speakers.

The Business Leadership Summit continually has functions and meetings throughout the year as well for up to 100 people. Again we would like to move some of these events to Wine & Roses if they enlarged their facility. Although they can handle many events this size outdoors, we are looking for indoor facilities in case of inclement weather.

The Business Leadership Summit is proud of its association with Wine & Roses and would like to expand its association if possible. An expanded facility would allow this to happen.

Sincerely,

Robert Ogawa
Finance Director



March 19, 1999

Sherri Smith
Wine and Roses Country Inn
2505 W. Turner Rd.
Lodi CA 95242

Dear Sherri,

We are so excited to hear that Wine and Roses Country Inn is hoping to expand its current facilities. It is difficult to find an appropriate place to bring and entertain guests when they are coming from out of town to our community.

Sometimes guests get lost in the hustle and bustle of a big, impersonal place and do not get the true feeling of our warm valley town. When our guests come to Wine and Roses, we know that they are going to be treated like family and will want to return to our area again.

You're probably already aware, but when we celebrated my wife's parents 50th wedding anniversary they specifically requested that it be held at Wine and Roses. You probably realize that they have lived for over 50 years in the Bay Area and are surrounded by many wonderful hotels and restaurants. In addition, almost all of their life-long friends are in the Bay Area. But, they have come with us to Wine and Roses on several occasions and went out of their way to ask us to host their 50th wedding anniversary at Wine and Roses. All of their friends drove to Lodi for the celebration.

Your establishment not only brings outsiders to our community, which is good for us economically, but they all went home speaking of what a wonderful place they visited, and I'm sure they told their friends.

I wish you lots of success with your future plans.

Sincerely,

Jeff M. Jellin, Pharm.D.
Editor

JMJ:kaw

F. KARL GREGORIUS, M.D.
NEUROLOGICAL SURGERY
2209 N. CALIFORNIA STREET
STOCKTON, CA 95204-5503
(209) 943-0305 FAX (209) 943-0210

March 16, 1999

Wine and Roses Country Inn & Restaurant
ATTN: Sherry Smith
2505 W. Turner Road
Lodi, CA 95242

To Whom It May Concern:

I was pleased to hear that the owners of Wine and Roses Country Inn were planning an expansion of their inn. I have been one of their customers for several years and have enjoyed the use of their facilities. When I was President of the Medical Society, we had one of our more important meetings at the inn and found the facilities somewhat cramped to accommodate our large group. In my opinion, Wine and Roses Country Inn is the finest hotel and catering service in San Joaquin County and with expanded facilities, our medical society could make even more use of their facilities.

The proprietors of this inn are committed to excellence in food service and in meeting the needs of our community. I give my wholehearted, unqualified support to their expansion plans. If I can be of any help to this effort, please contact me at the phone number or fax number listed on the letterhead.

Sincerely,



F. Karl Gregorius, M.D.

FKG:afs

NORTHWEST TRADING COMPANY, INC.
DEALER-SHIPPER DRIED BEANS

March 22, 1999

Wine and Roses Country Inn
2205 West Turner Road
Lodi, CA 95242

Dear Del and Sherri Smith,

In reference to your letter, I'm more than happy to write about my plight.

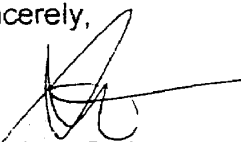
As you know, I have many customers from all over the country and overseas that I put up in your Inn. Most of the time I can never get reservations because you are fully booked. After my clients see your beautiful facilities, they often request that I place their reservations early so they can stay there and tour the area.

If you had expanded facilities that would accommodate more people, I assure you I could fill up your Country Inn with my clientele alone.

Your Country Inn is a real asset to the community and it fits well within the framework of our wine region. I can't tell you how many of my customers were impressed with not only your place, but also the proximity of Mondovi Winery, Lucas, etc., to your Inn.

I hope this will help you in your quest, as we need your expansion.

Sincerely,



Stephen G. Benson
NORTHWEST TRADING COMPANY

SGB:lm1

Wright Insurance Agency

2100 West Kettleman Lane
Lodi, California 95242
Telephone (209) 334-0870
FAX (209) 334-1939
P.O. Box 40, Lodi, 95241

March 17, 1999

Mr. and Mrs. Del Smith
Wine and Roses Country Inn
2505 W. Turner Road
Lodi, CA 95242

Dear Del and Sherri:

Lodi and the surrounding area is very fortunate to have a wonderful restaurant and lodging facility like your fine establishment.


There really doesn't appear to be anything comparable in the lodging area within at least one hundred miles of Lodi. Ruth and I have referred guests to your facility in the past and we have certainly enjoyed the gourmet caliber of meals while not only at your facility but also at catered events.

With the population continuing to grow, it would seem feasible to expand your facility to accommodate the influx of people, not only from Lodi, but also from the surrounding areas. You offer a charming visit to the past with a very current and changing menu for your diners.

I would strongly support your expansion and believe it would be a welcomed asset for our community.

Keep up the good work!

Kind regards,



Gar Wright

GW/hml

HERMAN & HELEN'S MARINA

Venice Island Ferry
Stockton, CA 95219
(209) 951 4634

March 17, 1999

Sheri Smith
Wine & Roses Country Inn
2505 W. Turner Rd.
Lodi, CA 95242

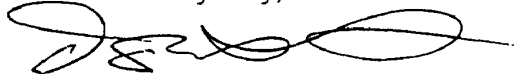
Dear Sheri:

We are happy to hear about your proposed expansion. We occasionally have customers who are coming from a long distance who would like to spend a night before or after their houseboat trip locally.

The addition of a banquet dining room could be helpful to Delta Chambers, or any other organization that has the need for meetings.

We continue to appreciate the quality of your operation, and would not hesitate to refer people to your facility.

Yours very truly,

A handwritten signature in black ink, appearing to read 'David M. Smith', with a stylized flourish at the end.

David M. Smith, President